



AMHERST PLANNING BOARD
Wednesday, March 2, 2022, 6:30 PM

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so via Zoom or by telephone. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. A hyperlink to the hearing will be posted on the Town's online calendar.

VIRTUAL MEETING: <https://amherstma.zoom.us/j/81800809880>

I. MINUTES

II. PUBLIC COMMENT PERIOD

III. PRELIMINARY SUBDIVISION PLANS

Request to extend the 45-day review period and to schedule public hearings on April 6, 2022 for the following Preliminary Subdivision Plan applications:

SUB 2022-03 – WD Cows – Flat Hills Estates – Shutesbury Road
(Map 9B-11, 9B-12, 9D-26 and 9D-27, R-O zoning district)

SUB 2022-04 – WD Cows – Eastman Estates – Henry Street, Market Hill Road and Flat Hills Road
(Map 6A-84, 6A-91, 6A-95 and 6A-96, RO zoning district)

SUB 2022-05 – WD Cows – Pulpit Hill Estates – Pulpit Hill Road and Montague Road
(Map 2B-3, 2B-4, 2B-5, 2D-1, 2D-12, 2D-14, 2D-20, 2A-18, RO zoning district)

SUB 2022-06 – WD Cows – Johnson-Ruder Estates – Market Hill Road and Flat Hills Road
(Map 6B-4, 3D-21, 3D-39, 3D-84, RO zoning district)

IV. ZONING – ARTICLE 13, DEMOLITION DELAY

- A.** Article 13, Demolition Delay proposed to be moved out of the Zoning Bylaw into the General Bylaw and retitled as “Preservation of Historically Significant Buildings” - review proposed revisions
- B.** Planning Board discussion

V. INTRODUCTION AND DISCUSSION – RAPID RECOVERY PLAN

Downtown Amherst Rapid Recovery Plan, October 8, 2021 – prepared in cooperation with Department of Housing and Community Development (DHCD), Amherst Business Improvement District (BID) and Civic Moxie LLC – Planning Board discussion

VI. ZONING – SOLAR BYLAW & OTHER PRIORITIES

- A.** Zoning amendment on large-scale solar installations – discussion
- B.** Report from Janet McGowan on research – Palmer’s solar bylaw and solar installations
- C.** Other zoning priorities for 2022 – discussion

VII. OLD BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

VIII. NEW BUSINESS

Topics not reasonably anticipated 48 hours prior to the meeting

IX. FORM A (ANR) SUBDIVISION APPLICATIONS

X. UPCOMING ZBA APPLICATIONS

XI. UPCOMING SPP/SPR/SUB APPLICATIONS

XII. PLANNING BOARD COMMITTEE & LIAISON REPORTS

Pioneer Valley Planning Commission – Jack Jemsek and Alternate

Community Preservation Act Committee – Andrew MacDougall

Design Review Board – Thom Long

Community Resources Committee – Christine Brestrup

XIII. REPORT OF THE CHAIR

XIV. REPORT OF STAFF

XV. ADJOURNMENT